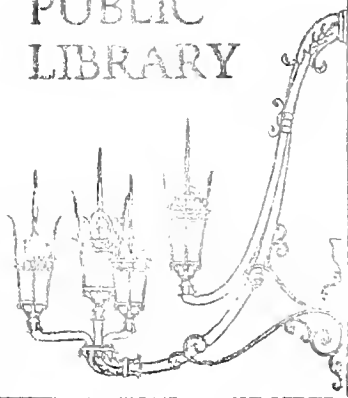


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GOVDOC

BRA

4297

Y.M.C.U. Building ✓
Jacob Wirth's Restaurant Buildings ✓
Boylston Building ✓
Hayden Building ✓

PUBLIC HEARING

BOSTON LANDMARKS COMMISSION

HELD AT: BRA BOARD ROOM - 9TH FLOOR - CITY HALL

DATE: NOVEMBER 17, 1977 - 4:30 P.M.

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Y.M.C.U. Building
Jacob Wirth's Restaurant Buildings
Boylston Building
Hayden Building

PUBLIC HEARING

BOSTON LANDMARKS COMMISSION

HELD AT: BRA BOARD ROOM - 9TH FLOOR - CITY HALL

DATE: NOVEMBER 17, 1977 - 4:30 P.M.

P. Tracy
#28 Y.M.C.U. Building
#25 Jacob Wirth's Restaurant Buildings
#29 Boylston Building
#17 Hayden Building

PUBLIC HEARING

BOSTON LANDMARKS COMMISSION

HELD AT: BRA BOARD ROOM - 9TH FLOOR - CITY HALL

DATE: NOVEMBER 17, 1977 - 4:30 P.M.

Y.M.C.U. Building
Jacob Wirth's Restaurant Buildings
Boylston Building
Hayden Building

PUBLIC HEARING

BOSTON LANDMARKS COMMISSION

HELD AT: BRA BOARD ROOM - 9TH FLOOR - CITY HALL

DATE: NOVEMBER 17, 1977 - 4:30 P.M.

PUBLIC HEARING
BOSTON LANDMARKS COMMISSION
HELD AT: BRA BOARD ROOM - 9TH FLOOR - CITY HALL
DATE: NOVEMBER 17, 1977

In attendance were the following:

COMMISSIONERS:

Chairperson Roger P. Lang

Margaret S. Smith

Romas Brickus

Henry Wood

Libby Blank

Marcia L. Myers, Executive Director

November 17, 1977

Date

PLEASE SIGN BELOW IF YOU WISH TO SPEAK

note if you need to leave by a particular time today

NAME	ADDRESS	AGENCY OR GROUP	PETITION
1. <i>Carl B. Gilpin</i>	<i>Boston Y.M.C.U.</i>	<i>Y M C U</i>	<i>#28</i>
2. <i>Michael P. J. Henora</i>	<i>M.D.</i>	<i>Y M C U</i>	<i>#28</i>
3. <i>J. Richard Jamore</i>		<i>Y M C U</i>	<i>#28</i>
4. <i>Rufus A. Davis</i>	<i>RUFERT DAVIS</i>	<i>E C L</i>	<i>ALL</i>
5.			
6.			
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THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON ROGER LANG
AT 4:30 P.M. Roger Lang opened the hearing on designations of the Hayden
Building, Jacob Wirth's Restaurant Building, Boylston Building and Young
Men's Christian Union Building, and asked Marcia Myers, the Executive
Director of the Boston Landmarks Commission, to read the NOTICE OF
PUBLIC HEARING into the record:

M. Myers: "NOTICE OF PUBLIC HEARING:

The Boston Landmarks Commission will hold a public hearing
on Thursday, November 17, 1977 concerning the designations
of the Hayden Building, 681-683 Washington Street; Jacob
Wirth's Restaurant Building, 31-39 Stuart Street; Boylston
Building, 2-22 Boylston Street, and Young Men's Christian
Union Building, 48-52 Boylston Street, as Landmarks
according to the provisions of Chapter 772 of the Acts
of 1975. The hearing will be held in the BRA Board
Room, 9th floor of City Hall at 4:30 P.M. Reports on the
proposed designations are available at the offices of
the Commission, Room 944, City Hall.

Marcia L. Myers
Executive Director".

R. Lang: The purpose of the hearing of the potential designations
is to present the findings of the study reports; to hear
testimony from interested parties, and to acquire informa-
tion which will help the Commission to make a decision.
Marcia Myers will read definitions and criteria for
Landmarks.

M. Myers: First, I will read the definition of Landmark as found in Chapter 772 of the Acts of 1975: "Landmark, any physical feature or improvement designated by the Commission in accordance with Section 4 as a physical feature or improvement which in whole or part has historical, social, cultural, architectural or aesthetic significance to the City and the Commonwealth, the New England region or the nation."

And, from Section 4:

"The Commission may designate any improvement or physical feature as landmark, and may designate any area in the City as a landmark district, architectural conservation district and may amend any such designation herein provided upon a finding by the Commission that the designation or amendment meets any of the following criteria:

- (a) Inclusion in National Register of Historic places as provided in the National Historic Preservation Act of 1966;
- (b) structures, sites, objects, man-made or natural, at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military, or social history of the City, the Commonwealth, the New England region or nation;

- (c) structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historic personages;
- (d) structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer or builder whose work influenced the development of the City, the Commonwealth, the New England region, or the nation.

Chairperson Lang explained the order of the day for appearances of witnesses; also that the Commission will not make a decision on any of the designations today; there is a filing period for written response subsequent to the hearing of three working days. The Commission will make no decision prior to that time and may, if it chooses, take the matters under advisement for a longer period of time. Each speaker is limited to five minutes' time. Any organizations present who wish to speak should have just one spokesperson. Speakers were asked to identify themselves and speak clearly so that their remarks will be recorded on tape. Mr. Lang also explained the distinction between expert witnesses and others who testify. Expert witnesses appearing either in support of or in opposition to a designation are subject to cross examination by counsel. Other witnesses are not. After explaining the basic ground rules for the hearing, Mr. Lang asked if there were any questions. There were none.

PUBLIC HEARING ON THE Y.M.C.U. BUILDING

Ms. Myers then read from the study report on the YMCU Building:

"The Young Men's Christian Union is located at 48 Boylston Street in Boston. The owners are the Trustees of the Young Men's Christian Union. The Young Men's Christian Union Building is the most accomplished structure of High Victorian Gothic design still standing in the central business district.

"Designed by Nathaniel J. Bradlee in 1875, the five-story structure is built of masonry with a street facade of buff-colored sandstone.

Although the building conspicuously lacks the polychromy typical of the High Victorian Gothic period, the massing and detailing, especially the ornate main entranceway, clearly define the period.

"The Boston Young Men's Christian Union was founded in 1851 to provide a focal point for intellectual, religious and social life of young men in the City. The union still provides, in this building, a wide range of activities and social programs: chess and camera clubs, gymnasium facilities, a summer camp for children, and two social service programs.

"Relationship to the Criteria for Landmark Designation:

The Boston Young Men's Christian Union clearly meets the criteria for Landmark designation, as established by Section 4 of Chapter 772 of the Acts of 1975, in that it is a structure which is identified with an important aspect of the social history of the City, which embodies distinctive characteristics of an architectural style that is inherently valuable for study, and as a notable work of an architect whose work influenced the development of the City.

"Recommendations

The staff of the Boston Landmarks Commission recommend that the Boston Young Men's Christian Union Building be designated a Landmark under Chapter 772 of the Acts of 1975, and that the property be nominated to the National Register of Historic Places.

"The standards and criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached."

There were no counsel present who wished to be recorded.

EXPERT WITNESSES OR REVIEWING AGENCIES:

Ms. Myers read from the last paragraph of a letter from Ms. Elizabeth Reed Amadon, Executive Director of the Massachusetts Historical Commission:

"The Massachusetts Historical Commission recommends that because of the Y.M.C.U. Building's architectural and historical significance, it be designated as a Boston Landmark and that the building be suggested for nomination to the National Register of Historic Places."

(Letter is attached.)

Ms. Myers then read from a letter submitted by Mr. Robert F. Walsh, Director of the Boston Redevelopment Authority to Ms. Pauline C. Harrell, Chairperson, Boston Landmarks Commission, expressing his support, which is attached hereto.



PAUL GUZZI

The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

Secretary of the 294 Washington Street Boston, Massachusetts 02108
Commonwealth (617) 727-8470

November 17, 1977

RECEIVED

NOV 17 1977

Ms. Marcia Myers
Executive Director
Boston Landmarks Commission
City Hall
Boston, Massachusetts 02201

Dear Ms. Myers:

Thank you for allowing the Massachusetts Historical Commission the opportunity to comment on the proposed Landmark designation of the Young Men's Christian Union Building, 48 Boylston Street, Boston.

The Y.M.C.U. Building is significant architecturally as one of the best examples of the high victorian gothic style remaining in the central business district and for its design by the prominent Boston architect Nathaniel Jeremiah Bradlee. The building's facade has hardly been altered since it was built in 1875, and the building has been well maintained by the Y.M.C.U. The structure's historical significance is derived from its continuous use as a philanthropic social service center for young middle class men who "upon the threshold of an active business life, need[s] Christian fellowship, and the friendly counsel of the experienced." (B.Y.M.C.U. First Annual Report, 1852). The Y.M.C.U. continues to serve as an active social and athletic facility for men, offering chess, camera, wrestling and barbell clubs, and facilities for swimming, basketball, handball, squash and billiards.

The Massachusetts Historical Commission recommends that because of the Y.M.C.U. Building's architectural and historical significance it be designated as a Boston Landmark and that the building be suggested for nomination to the National Register of Historic Places.

Sincerely yours,

Elizabeth Reed Amadon

Elizabeth Reed Amadon
Executive Director
Massachusetts Historical Commission

ERA/CB/etd

Boston Redevelopment Authority

Robert F. Walsh / Director

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

NOV 17 1977

Ms. Pauline Chase Harrell
Chairwomen
Boston Landmarks Commission
City Hall / Room 944
One City Hall Square
Boston, MA 02201

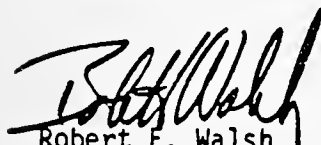
Dear Ms. Harrell:

The Boston Redevelopment Authority supports the designation of the following properties, which are located in downtown Boston, as landmarks under Chapter 772 of the Acts of 1975:

Hayden Building, 681-683 Washington Street
Jacob Wirth's Restaurant Building, 31-39 Stuart Street
Boylston Building, 2-22 Boylston Street
Y.M.C.U. Building, 48 Boylston Street

Preservation of these properties, all of which represent important aspects of American history, is consistent with planning for the area. In fact, this designation could act as a catalyst for an interesting mix of new and old development.

Sincerely,


Robert F. Walsh
Director

-

TESTIMONY FROM THOSE INDIVIDUALS DIRECTLY INVOLVED WITH THE
PROPERTY UNDER CONSIDERATION: Mr. Carl Nelson, President of the Boston
Y.M.C. Union, 48 Boylston Street, Boston, Massachusetts, testified as
follows:

We have reviewed this report and find its contents very revealing
and also very accurate to our knowledge. In the reviewing of this
report, Dr. Michael Donovan and I have discussed this and gone over
it very thoroughly - to the point of reading it over three or four
times. We understand the restrictions that are laid upon it, and
enthusiastically want to go ahead with you in designating our
building as a Boston landmark.

Let me explain something about the Boston Y.M.C. Union. There are
two bodies that control it. The operation comes under my direc-
tion. The property is held by the Board of Trustees of the Boston
Y.M.C. Union. I sent this report to Wilson C. Piper, of Ropes and
Gray, who is our Chairman, and I have received this response that
he had made to this report, dated November 15, 1977.

'Thank you for your letter of November 10th, concerning the
proposed designation of the Union's building at 48 Boylston
Street as a Landmark by the Boston Landmarks Commission. I
read it with a good deal of interest because it gave me
additional background of the Union. So far as the Landmarks
designation is concerned, I approach it with a little bit of
conservatism of a lawyer concerned about anything which might
in any way hinder future freedom of action. However, this is
not to gainsay the potential advantages you refer to, and I
expect that we can only hope that they will far outweigh the

possibility of being restricted from future action. Under your leadership, perhaps more can be done for a springboard of changes in the City.'

So you see, the trustees are very much in favor of this.

I will be happy to answer any questions.

R. Brickus: Q. Are you planning as an organization to remain in that location for a foreseeable future?

A. Yes, we are. We discussed this back in 1964 with the then existing BRA when we were told we would probably have to move in three years or more. We are still there. Then, later we were told we probably would have to move. We tried to get together with the Massachusetts General Hospital about a move. When the costs came in, they were \$3.5 million; and before we were through with the input, they went up to \$6.2 million. We would not be able to afford it; plus the fact that we service the community and the Chinese people more in our area than we would be able to service in Beacon Hill. We decided, probably in May of 1976, and at that time started proceedings with the City Conservation League.

I will read excerpts from letter of June 8, 1976:

"We have a real desire to stay there and we would like very much to be designated as a Landmark."

Dr. Michael Donovan, Vice President of the Y.M.C. Union, made the following remarks:

"I learned a lot from the report that Mr. Kiefer submitted. I compliment him. It is very excellent. I sincerely reiterate the remarks that were made before me."

There were no persons present - residents, owners, abutters of nearby area.

REPRESENTATIVES FROM INTEREST GROUPS OR LOCAL ORGANIZATIONS

OR PUBLIC AGENCIES: Rupert Davis, of the City Conservation League testified that The League wishes to urge Landmarks status for two reasons:

1. It is an outstanding example of High Victorian Gothic design still standing in the City.
2. It has been the center of an organization of some importance in the City.

There were no other representatives, witnesses, or any groups either in support of or in opposition to the designation who wished to speak.

The hearing was closed at 5:00 P.M. with the reminder by Roger Lang that supplemental testimony or evidence may legally be submitted and included for Commission review within the next three working days - not later than Tuesday afternoon, November 22, 1977.

PUBLIC HEARING ON JACOB WIRTH'S RESTAURANT BUILDINGS

Chairman Lang noted that the Notice of Public Hearing, purpose of the hearing, and the excerpts from the Acts of 1975 had been previously read by the Executive Director and therefore are incorporated herein by reference.

There was no objection to this procedure.

The Executive Director then read from the findings and recommendations of the study report on Jacob Wirth's:

"Jacob Wirth's Restaurant is located at 31-39 Stuart Street.

The owners are the LaGrange Street Realty Trust, William J. Fitzgerald, Trustee.

"Jacob Wirth's Restaurant has considerable historic significance to the City of Boston as a still-thriving establishment serving authentic German food whose exterior facade and interior fittings, as well as its cuisine, style of service, and overall atmosphere have changed little since the late 19th century.

"The Jacob Wirth Buildings are architecturally significant as the best remaining examples of the bowfronted rowhousing which proliferated in the Park Square area between 1835 and 1850. They also represent a relatively scarce residential type in the central city as a whole

- the vernacular Greek Revival style bowfront - which serves as an important stylistic link between the earliest Beacon Hill bowfronts of the Federal period and the Italianate style bowfronts which predominated in the New South End in the 1850s and 1860s.

"Relationship to the Criteria For Landmarks Designation:

The Jacob Wirth Buildings clearly meet the criteria for Landmark designation as established by Section 4 of Chapter 772 of the Acts of 1975 in that they are structures which are identified prominently with an important aspect of the cultural and social life of the City, and as distinctive examples of an evolving building type which is inherently valuable for study.

"Recommendations

"The staff of the Boston Landmarks Commission recommend that the Jacob Wirth Buildings be designated a Landmark under Chapter 772 of the Acts of 1975, and that the property be nominated to the National Register of Historic Places.

The standards and criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached, and are included in the study report."

EXPERT WITNESSES OR REVIEWING AGENCIES:

Ms. Myers read from letter from Ms. Elizabeth Reed Amadon, Executive Director of the Massachusetts Historical Commission:

Because of the buildings' architectural significance and the restaurant's contributions to the character of Boston, the Massachusetts Historical Commission recommends that the Jacob Wirth's Restaurant Building be designated as a Boston Landmark, and that the property be suggested for nomination to the National Register of Historic Places.

(Letter is attached.)

Ms. Myers also referred to letter from Robert F. Walsh, Director, Boston Redevelopment Authority to Ms. Pauline Chase Harrell, Chairwoman, Boston Landmarks Commission, which had been read earlier, indicating his support for all four buildings which are the subject of the public hearing this evening. (Letter attached.)

There were no counsel, individuals, residents, abutters of property, present in support of designation.

REPRESENTATIVES FROM INTEREST GROUPS OR LOCAL ORGANIZATIONS

OR PUBLIC AGENCIES: Rupert Davis, City Conservation League expressed, on behalf of the City Conservation League, their support of the Jacob Wirth Restaurant Buildings because the buildings themselves are a rare survival of a once dominant architectural style of housing in Boston, Greek Revival bowfront row houses. Also, the restaurant is an outstanding example, both interior and exterior, of 19th century restaurants, and the place itself has a myriad of associations in the life of the City.

There was no one present in any of the various categories of witnesses, either in support of, or opposed to, the designation who wished to speak.

Therefore, Chairman Roger Lang ordered the hearing closed at 5:04 P.M.



PAUL GUZZI

The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

Secretary of the Commonwealth *294 Washington Street* *Boston, Massachusetts 02108*
(617) 727-8470

November 16, 1977

RECEIVED
NOV 17 1977

Ms. Marcia Myers
Executive Director
Boston Landmarks Commission
City Hall
Boston, Massachusetts 02201

Dear Ms. Myers:

Thank you for allowing the Massachusetts Historical Commission the opportunity to comment on the proposed Landmark designation of the Jacob Wirth's Restaurant Building, 31-39 Stuart Street, in Boston.

The Jacob Wirth buildings are significant as two of the best remaining examples of the Greek Revival bowfront rowhouse once so common in the Park Square area. The development of this style served as an important design link between the Federal period bowfronts on Beacon Hill and the Italianate bowfronts which proliferated in the South End. Both the Federal and Italianate styles have many extant examples in Boston; most of the Greek Revival bowfronts have been lost to more recent development. The buildings are also significant because of their use since 1878 as a thriving restaurant and tavern. The interior of the restaurant has changed little since it was enlarged during the last decade of the nineteenth century, and the mahogany bar, oak tables and brass rails along with the traditional service and German menu are familiar to many Boston residents.

Because of the buildings' architectural significance and the restaurant's contributions to the character of Boston, the Massachusetts Historical Commission recommends that the Jacob Wirth's Restaurant Building be designated as a Boston Landmark, and that the property be suggested for nomination to the National Register of Historic Places.

Sincerely yours,

Elizabeth Reed Amadon

Elizabeth Reed Amadon
Executive Director
Massachusetts Historical Commission

ERA/CB/etd

Boston Redevelopment Authority

Robert F. Walsh / Director

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

NOV 17 1977

Ms. Pauline Chase Harrell
Chairwomen
Boston Landmarks Commission
City Hall / Room 944
One City Hall Square
Boston, MA 02201


Dear Ms. Harrell:

The Boston Redevelopment Authority supports the designation of the following properties, which are located in downtown Boston, as landmarks under Chapter 772 of the Acts of 1975:

Hayden Building, 681-683 Washington Street
Jacob Wirth's Restaurant Building, 31-39 Stuart Street
Boylston Building, 2-22 Boylston Street
Y.M.C.U. Building, 48 Boylston Street

Preservation of these properties, all of which represent important aspects of American history, is consistent with planning for the area. In fact, this designation could act as a catalyst for an interesting mix of new and old development.

Sincerely,


Robert F. Walsh
Director

PUBLIC HEARING ON BOYLSTON BUILDING

The Chairman asked the Executive Director to read from the synopsis of the study report on the subject building:

"The Boylston Building, located at 2-22 Boylston Street in Boston is owned by the Century Building Trust: Philip S. Gopen, David Gopen, Oscar Cohen and David Presson, Trustees.

"A six-story masonry and iron frame commercial structure, the Boylston Building is significant as an urban design feature at the corner of Boylston and Washington Streets, and as the work of the notable Boston architect Carl Fehmer.

"Built in 1887 to replace Charles Bulfinch's Boylston Market building, the Boylston Building displays a transition in design from the ornamental masonry tradition to the Chicago school metal frame design. A decorative veneer of Nova Scotia sandstone features details from Renaissance and Romanesque period; with prominent round arches throughout and particularly large second-story windows. Storefronts of modern design have changed the appearance of the ground floor.

"The Boylston Building is also a prominent feature of the streetscape, and is set off in the crook of Boylston Street by the new Liberty Tree Park.

"Relationship to the Criteria for Landmarks Designation:

The Boylston Building clearly meets the criteria for Landmarks designation as established by Section 4 of Chapter 772 of the Acts of 1975,

in that it embodies distinctive construction methods and characteristics of a stylistic transition which are inherently valuable for study, and as a notable work of an architect whose work influenced the development of the City.

"Recommendations

The staff of the Boston Landmarks Commission recommends that the Boylston Building be designated as a Landmark under Chapter 772 of the Acts of 1975, and that the property be nominated to the National Register of Historic Places.

The standards and criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached, and are included in the study report."

There were no counsel present at the hearing.

EXPERT WITNESSES OR REVIEWING AGENCIES:

Ms. Myers read from letter from Ms. Elizabeth Amadon, Mass. Historical Commission in support of designation of the Boylston Building as a Landmark. (Letter is attached.)

She also mentioned the letter read previously from Robert Walsh, Director, Boston Redevelopment Authority in support of the Boylston Building as well as the other three buildings which are the subject of this evening's public hearing.

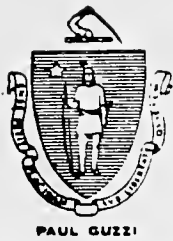
There were no users, tenants, owners, or abutters to property present.

REPRESENTATIVES FROM LOCAL INTEREST GROUPS, LOCAL

ORGANIZATIONS OR PUBLIC AGENCIES: Again, Mr. Rupert Davis, spoke on behalf of the City Conservation League: "The City Conservation League urges landmark status for the Boylston Building because it's a transitional building from the traditional ornamental masonry to the Chicago school metal-frame design, and also because it forms an important part of the streetscape for that corner."

There were no other groups either in support of or in opposition to the designation who wished to speak.

The Chairman declared this hearing closed at 5:07 P.M.



PAUL GUZZI

Secretary of the
Commonwealth

The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

294 Washington Street Boston, Massachusetts 02108

(617) 727-8470

November 16, 1977

RECEIVED

NOV 17 1977

Ms. Marcia Myers
Executive Director
Boston Landmarks Commission
City Hall
Boston, Massachusetts 02201

Dear Ms. Myers:

Thank you for giving the Massachusetts Historical Commission the opportunity to comment on the proposed Landmark designation of the Boylston Building, 2-22 Boylston Street in Boston.

The Boylston Building is architecturally significant as an important example of the transitional period linking traditional load-bearing masonry construction with the skeleton-framed building type made popular by the Chicago school of architecture. The building gains additional significance because it was designed by the noted Boston architect, Carl Fehmer. The building, showing Fehmer's versatility and use of up-to-date construction techniques, was perhaps based on the design of Richardson's Marshall Fields building which was constructed the year before the Boylston Building.

Because of the Boylston Building's contributions to the development of American architecture and its influences on the development of the skeleton frame building in Boston, the Massachusetts Historical Commission recommends that the building be designated as a Boston Landmark.

Sincerely yours,

Elizabeth Reed Amadon

Elizabeth Reed Amadon
Executive Director
Massachusetts Historical Commission

Boston Redevelopment Authority

Robert F. Walsh / Director

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

NOV 17 1977

Ms. Pauline Chase Harrell
Chairwomen
Boston Landmarks Commission
City Hall / Room 944
One City Hall Square
Boston, MA 02201

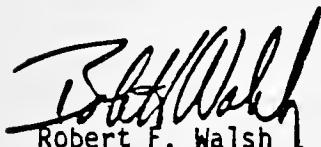
Dear Ms. Harrell:

The Boston Redevelopment Authority supports the designation of the following properties, which are located in downtown Boston, as landmarks under Chapter 772 of the Acts of 1975:

Hayden Building, 681-683 Washington Street
Jacob Wirth's Restaurant Building, 31-39 Stuart Street
~~Boylston Building, 2-22 Boylston Street~~
Y.M.C.U. Building, 48 Boylston Street

Preservation of these properties, all of which represent important aspects of American history, is consistent with planning for the area. In fact, this designation could act as a catalyst for an interesting mix of new and old development.

Sincerely,


Robert F. Walsh
Director

PUBLIC HEARING ON HAYDEN BUILDING

The Chairman asked the Executive Director to read from excerpts of the study report:

"The Hayden Building is located at 691-693 Washington Street in Boston. The owner is Joseph P. Balliro of Revere, Massachusetts. The Hayden Building is a narrow, five-story, flat-roofed structure of load-bearing masonry construction, faced with rough-hewn Longmeadow brownstone set in random courses and supported on a granite block foundation set into solid earth. The Hayden building has considerable significance as the last extant commercial building in the Boston area designed by H. H. Richardson, one of less than ten commercial buildings ever designed by the eminent architect. Its importance is underscored by the fact that, particularly with respect to its massing and facade articulation, the building prefigures Richardson's seminal Marshall Field Wholesale Store in Chicago, built in 1886. Unquestionably a major American architect, Henry Hobson Richardson (1838-1886) has been termed the champion of 19th century American architecture. Though not a writer or theorist, he pioneered a distinctive, personal style which proliferated in America after its first flowering in the design of Trinity Church and which now bears his name. Based on strong, controlled massing, simple outlines, and large-scale stone detailing deriving from Medieval (mostly Romanesque) precedents, this widely-copied style, called Richardson Romanesque, was a marked departure from the eclectic, complicated, highly decorative High Victorian styles that preceded it.

"The Hayden Building's massing and facade treatment served as a model for Richardson's Marshall Field Store built eleven years later. This building, which Louis Sullivan is said to have termed "an oasis", is considered by architectural historians to have provided many of the design solutions for the facade treatment of the Chicago School skyscrapers of the late 1880's and 1890's. Thus the Hayden Building assumes significance as an early, long unrecognized prototype for the modern skyscraper.

"Relationship to the Criteria for Landmark Designation:

The Hayden Building clearly meets the criteria for Landmark designation as established by Section 4 of Chapter 772 of the Acts of 1975 in that it is of a distinguished architectural design, embodying distinctive characteristics which make it inherently valuable for study, and as a notable work of an architect whose work influenced the development of the nation.

"Recommendations

The staff of the Boston Landmarks Commission recommend that the Hayden Building be designated a Landmark under Chapter 772 of the Acts of 1975, and that the property be nominated to the National Register of Historic Places.

The standards and criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached, and are included in the study report."

There were no counsel present who wished to speak.

EXPERT WITNESSES OR REVIEWING AGENCIES:

Ms. Myers read the last paragraph from a letter submitted from Ms. Elizabeth Reed Amadon, Executive Director of the Massachusetts Historical Commission as follows:

"Because of the Hayden Building's importance in the development of modern American architecture, the Massachusetts Historical Commission recommends that the building be designated as a Boston Landmark."

(Letter is attached.)

Letter from Robert Walsh, Director, Boston Redevelopment Authority (read earlier) in support of this designation and the three others is attached.

The letter from Ms. Amadon points out, which was also brought out in the study report, that it was only recently discovered, during the last five years, that the Hayden Building is the work of H. H. Richardson, and this design is the forerunner of many of Richardson's most famous buildings, including the Marshall Fields Store in Chicago.

There were no owners, residents, tenants or abutters of the building who wished to speak.

REPRESENTATIVES FROM LOCAL INTEREST GROUPS, LOCAL

ORGANIZATIONS OR PUBLIC AGENCIES: Mr. Rupert Davis, City

Conservation League, spoke on behalf of the League: The City Conservation League urges Landmark status for this building because it is Richardson's last commercial building in Boston, and also because of its usefulness as a prototype for later American buildings.

Ms. Margaret Henderson Floyd, President of the local chapter of the Society of Architectural Historians, had the following comments:

We all know the building is a treasure. As has been stated in the study report, the discovery of this building has been one of the most exciting things - to have discovered this building so recently as one of Richardson's works and to have a connection with Richardson's own family. Although Richardson is well identified with Boston because of his construction of the Trinity Church and a number of houses in the surrounding area, there are really not very many Richardson buildings in Boston.

There were no others who wished to speak either in support of or in opposition to designation of the Hayden Building.

The Chair commented that it was not the Commission's wish nor its design to make the hearings as perfunctory as they were this afternoon. The Commission wishes to be as fully exposed to opinions about the potential designations prior to its actions as possible. Commission hopes that appropriate notice will elicit testimony from individuals who can help it make, what at times are very difficult and very important, decisions for the future. The Chairman was particularly impressed with the discovery within the last five years of the works of one of America's pre-eminent 19th century architects which had heretofore been considered of little significance.



PAUL GUZZI

The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

*Secretary of the
Commonwealth*

294 Washington Street Boston, Massachusetts 02108

(617) 727-8470

November 17, 1977

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NOV 17 1977

Ms. Marcia Myers
Executive Director
Boston Landmarks Commission
City Hall
Boston, Massachusetts 02201

Dear Ms. Myers:

Thank you for allowing the Massachusetts Historical Commission the opportunity to comment on the proposed Landmark designation of the Hayden Building, 681-683 Washington Street in Boston.

The Hayden Building is significant architecturally as the last extant commercial building in the Boston area designed by H.H. Richardson. The building's facade treatment was an early attempt to solve the design problems presented by the construction of the first skyscrapers. The design is also the forerunner of many of Richardson's most famous buildings, including the Marshall Fields Store in Chicago. The Hayden Building was discovered to be a work by Richardson only five years ago, and now assumes its long unrecognized place as the prototype for the modern skyscraper. Although the ground floor of the building has been rather startlingly altered by signs, the building still retains its unquestionable architectural significance.

Because of the Hayden Building's importance in the development of modern American architecture, the Massachusetts Historical Commission recommends that the building be designated as a Boston Landmark.

Sincerely yours,

Elizabeth Reed Amadon

Elizabeth Reed Amadon
Executive Director
Massachusetts Historical Commission

ERA/CB/etd

Boston Redevelopment Authority

Robert F. Walsh / Director

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

NOV 17 1977

Ms. Pauline Chase Harrell
Chairwomen
Boston Landmarks Commission
City Hall / Room 944
One City Hall Square
Boston, MA 02201

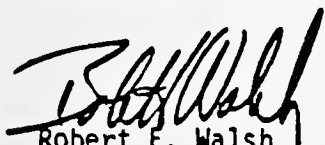
Dear Ms. Harrell:

The Boston Redevelopment Authority supports the designation of the following properties, which are located in downtown Boston, as landmarks under Chapter 772 of the Acts of 1975:

Hayden Building, 681-683 Washington Street
Jacob Wirth's Restaurant Building, 31-39 Stuart Street
Boylston Building, 2-22 Boylston Street
Y.M.C.U. Building, 48 Boylston Street

Preservation of these properties, all of which represent important aspects of American history, is consistent with planning for the area. In fact, this designation could act as a catalyst for an interesting mix of new and old development.

Sincerely,

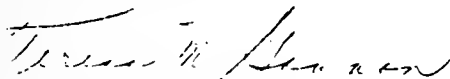

Robert F. Walsh
Director

Mr. Lang thanked all present for coming, and advised that all individuals and agencies should be encouraged to come on future occasions and offer testimony so that we can broaden the base of the Commission's knowledge of the City.

Ms. Margaret Floyd commented that the hearings have not been perfunctory, but rather they have been extremely efficient as a result of the excellent work that has been done by the Commission staff.

This hearing was adjourned at 5:20.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Teresa M. Gannon".

Teresa M. Gannon

no card

5109 42

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